

Note: See attached for additional application submittal requirements.

6. A modification of the maximum Floor to Lot Area Ratio (FAR) for a single family residence on a lot where the Planning Commission makes all of the following findings:

a. At least 6 members of the Architectural Board of Review have made a positive recommendation regarding the modification following a concept review of the project.

b. That there are exceptional or extraordinary circumstances or conditions applicable to the lot involved (such as unusual lot size in comparison to the immediate neighborhood, configuration such as significantly large front yard setbacks, location, surroundings or topography) that do not apply generally to other lots in the same neighborhood that allow development on the lot in excess of the maximum FAR to be compatible with other existing development in the neighborhood that does not exceed the maximum FAR.

c. That all new construction in the project meets all yard and open yard area requirements for the zone.

d. That all upper-story decks or balconies are located at least double the distance of the required interior yard from the interior lot lines. (Steering Committee vote on this item is needed. There were concerns regarding design issues this finding may pose and the potential effectiveness of this measure in protecting privacy).

e. That the modification of the FAR maximum is consistent with the intent of the Zoning Ordinance and the Planning Commission makes each of the Neighborhood Preservation Ordinance Findings specified in Chapter 22.68 of this Code, including consideration of private views under the Good Neighbor Guidelines finding.